



HALLFIELD ESTATE, W2
£500,000 LEASEHOLD

Winkworth



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A light three bedroom and well-proportioned seventh floor (with lift) apartment - ideal for a first-time buyer or a buy to let investment. Located in a popular and sought-after modern purpose-built building, set within this green and centrally located Grade II listed Bayswater estate. About 818 sq. ft, circa 174-year lease remaining and no upward chain.

The Hallfield Estate, designed by Berthold Lubetkin and Tecton, has been awarded Grade II listed status because of its attractive post war design and communal green open spaces, making this an ideal first time buy or rental investment.

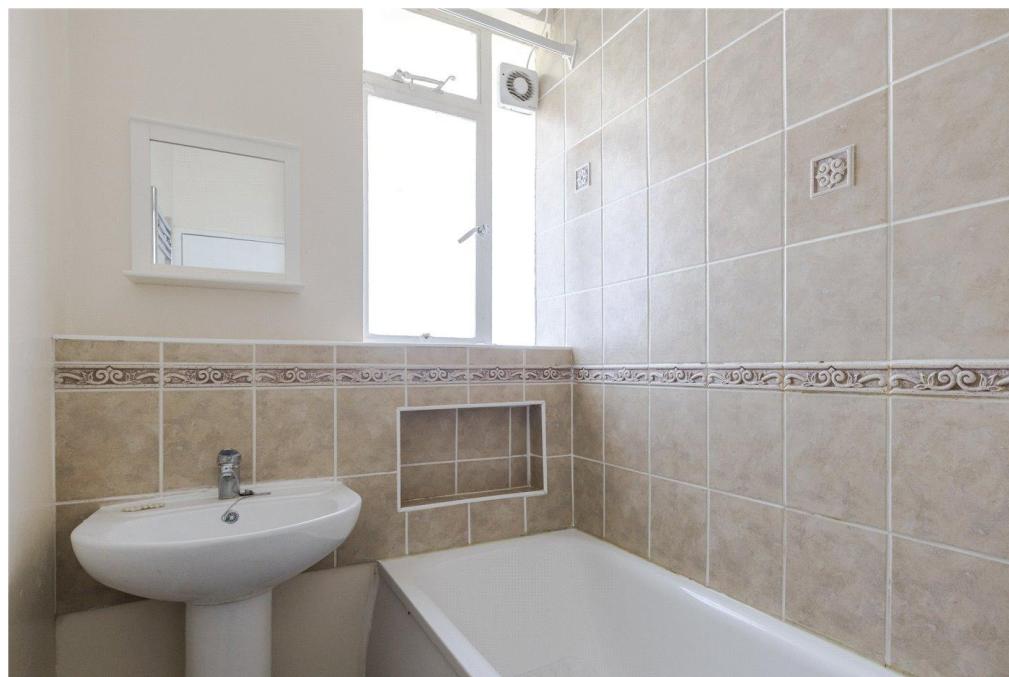
Conveniently positioned near four Zone 1 transport links: Queensway (Central Line), Lancaster Gate (Central Line) and Bayswater (Circle and District Line) stations. Paddington mainline station provides national and international connections via the Heathrow Express, together with the Elizabeth line giving fast connections to many destinations including the City and Canary Wharf.

**LEASEHOLD: ABOUT 174 YEARS REMAINING
SERVICE CHARGE - ABOUT £3,200 PER ANNUM
GROUND RENT - ABOUT £10 PER ANNUM
COUNCIL TAX BAND: F**

LOCATION

Conveniently located, a few moments away from the plethora of shops, including Waitrose, restaurants on Queensway and fashionable Notting Hill, only a short stroll away.





Exeter House

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID996852)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (81-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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